



MAMMOTH LAKES HOUSING BOARD

MINUTES OF REGULAR MEETING

DECEMBER 2, 2019

CALL TO ORDER

President Kirk Stapp called the meeting to order at 6:00 p.m.

ROLL CALL

President Kirk Stapp and Board Members Lindsay Barksdale, Zoraya Cruz, Tom Hodges, Jiselle Kenny, Agnes Vianzon and Richard Plaisted were present. Vice President Jennifer Kreitz was absent.

PUBLIC COMMENTS

There were no comments given at this time.

3. Introduction of new Latino Housing Advocacy Group Leader, Judith Jimenez – informational item

Executive Director Patricia Robertson introduced new Latino Housing Advocacy Group Leader Judith Jimenez.

Ms. Jimenez said that she was excited to work with MLH and help provide support to the Latino community.

There was discussion between members of the Board and Ms. Jimenez.

4. Approval of the minutes from the November 4, 2019 regular Board meeting – action item

ACTION: It was moved by Board Member Tom Hodges, seconded by Board Member Lindsay Barksdale, with Vice President Jennifer Kreitz absent, and carried by a 7 - 0 voice vote to approve the minutes from the November 4, 2019 regular Board meeting.

5. Approval of the minutes from the November 18, 2019 special Board meeting – action item

ACTION: It was moved by Board Member Tom Hodges, seconded by Board Member Lindsay Barksdale, with Vice President Jennifer Kreitz absent, and carried by a 7 - 0 voice vote to approve the minutes from the November 18, 2019 special Board meeting.

6. Cancel the regular Board meeting scheduled for January 6, 2020 – action item

Executive Director Patricia Robertson requested that the Board consider cancelling the next regular Board meeting scheduled on January 6, 2020.

There was discussion between Ms. Robertson and members of the Board.

ACTION: It was moved by Board Member Tom Hodges, seconded by Board Member Jiselle Kenny, with Vice President Jennifer Kreitz absent, and carried by a 7 - 0 voice vote to cancel the regular Board meeting scheduled for January 6, 2020.

7. The Board will receive a presentation from Mono County Behavioral Health on housing topics – informational item

Executive Director Patricia Robertson outlined the information in the staff report.

Mono County Behavioral Health Mental Health Services Act Coordinator Amanda Greenberg discussed the Mental Health Services Act and how the funds generated by the program were reallocated to county mental health systems across the State for various programs including individual services, community projects, prevention campaigns and housing. Ms. Greenberg spoke about the need for housing for mentally ill community members in Mono County. She discussed the No Place Like Home program and said that Mono County would apply for a grant through that program. Ms. Greenberg gave an update on proposed Mono County Behavioral Health projects including 35-40 Affordable Housing units in Mammoth with a set-aside for Permanent Supportive Housing, the Walker Small Home project in Walker, and potential funding sources for both projects. Ms. Greenberg reported on the sale of the Davison property.

There was discussion between Ms. Greenberg, Ms. Robertson and members of the Board.

8. Review and accept the June 30, 2019 Audit Statements – action item

Executive Director Patricia Robertson outlined the information in the June 30, 2019 Audit Statements.

There was discussion between Ms. Robertson and members of the Board.

ACTION: It was moved by Board Member Jiselle Kenny, seconded by President Kirk Stapp, with Vice President Jennifer Kreitz absent, and carried by a 7 - 0 voice vote to accept the June 30, 2019 Audit Statements.

9. The Parcel Update, the Board will receive an update on The Parcel progress and possibly approve a comment letter to the Town Council and the Planning & Economic Development Commission regarding the Preferred Plan – action item

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson presented a comment letter that she had drafted regarding the Preferred Plan for The Parcel, and requested feedback from the Board and approval to submit the letter to the Town Council and the Planning & Economic Development Commission.

There was discussion between Ms. Robertson and members of the Board.

ACTION: It was moved by President Kirk Stapp, seconded by Board Member Tom Hodges, with Vice President Jennifer Kreitz absent, and carried by a 7 - 0 voice vote to approve the draft comment letter to the Town Council and the Planning & Economic Development Commission regarding the Preferred Plan as amended.

10. Receive an update regarding 238 Sierra Manor Road project and consider adoption of Resolution 19-03 authorizing Mammoth Lakes Housing to submit an application for a Home Investment Partnerships Program (HOME) Community Housing Development Organization (CHDO) application for the commercial conversion to eleven one-bedroom apartments – action item

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson asked the Board to consider adoption of Resolution 19-03 authorizing Mammoth Lakes Housing to submit an application for a Home Investment Partnerships Program (HOME) Community Housing Development Organization (CHDO) grant for the commercial conversion of the property at 238 Sierra Manor Road to eleven one-bedroom apartments.

There was discussion between Ms. Robertson and members of the Board.

ACTION: It was moved by President Kirk Stapp, seconded by Board Member Tom Hodges, with Vice President Jennifer Kreitz absent, and carried by a 7 - 0 voice vote to adopt Resolution 19-03 authorizing Mammoth Lakes Housing to submit an application for a Home Investment Partnerships Program (HOME) Community Housing Development Organization (CHDO) grant for the commercial conversion of the property at 238 Sierra Manor Road to eleven one-bedroom apartments.

11. MLH 2019-2023 Strategic Plan, recap of the November 4, 2019 prioritization session – information item

Executive Director Patricia Robertson outlined the information in the staff report.

There was discussion between Ms. Robertson and members of the Board.

12. The Board will consider the merits of an application to the CA Coalition for Rural Housing Rural West Internship Program for Diversity in Nonprofit Housing and Community Development – action item

Executive Director Patricia Robertson outlined the information in the staff report. Ms. Robertson spoke about the projects that MLH's current intern, Jake Castro had worked on. She requested that the Board consider the merits of an application to the CA Coalition for Rural Housing Rural West Internship Program for Diversity in Nonprofit Housing and Community Development.

There was discussion between Ms. Robertson and members of the Board.

ACTION: It was moved by Board Member Lindsay Barksdale, seconded by Board Member Kirk Stapp, with Vice President Jennifer Kreitz absent, and carried by a 7 - 0 voice vote to approve the request to submit an application to the CA Coalition for the Rural Housing Rural West Internship Program for Diversity in Nonprofit Housing and Community Development.

13. MLH Monthly Update – information item

Executive Director Patricia Robertson outlined the information in the monthly status report. Ms. Robertson shared a thank you letter that she had sent to the Town Council for their financial support in the amount of \$600,000 for community housing programs operated by MLH.

There was discussion between Ms. Robertson and members of the Board.

14. Updates from Committees – information item
 - a. Governance (standing)
Kirk, Jennifer, Stacy, Agnes

There was no report given.

- b. Diversity, Equity, & Inclusion (standing)
Zoraya, Jiselle

There was no report given.

- c. Programs & Housing Development (ad-hoc)
Tom, Richard, Jennifer, Lindsay

Board Member Hodges reported that the Committee would like to focus on the 238 Sierra Manor Road project. Mr. Hodges said that the Committee was interested in helping with facilitation of accessory dwelling units (ADU). He said Vice President Kreitz had sent a message to Town Manager Dan Holler to arrange a meeting to discuss ADU efforts. He said the Committee would like to put together a funding request with standard plans and a pro forma outline for homeowners to assist them in building units. He said the Committee would reach out to affordable housing lenders to discuss funding options.

There was discussion between Ms. Robertson and members of the Board.

d. Marketing & Communications (ad-hoc)
Jiselle, Lindsay, Stacy

Board Member Jiselle Kenny reported that the committee would work on improving MLH's presence in the community through social media, pamphlets, emails and various other methods. Ms. Kenny said the goal was to ensure that the community was aware of the services MLH offered, what the organization wanted to accomplish, and to increase donations.

There was discussion among members of the Board.

e. Workforce Housing Program Steering Committee – Chamber
Richard Plaisted, Tom Hodges

This report was included in the Programs & Housing Development report in Item 14 c.

15. Board Member Reports

Board Member Lindsay Barksdale reported that she and Executive Director Patricia Robertson had presented information about MLH's programs and projects at the Professional Ski Instructors of America and American Association of Snowboard Instructors (PSIA-AASI) Western Division Education Conference in Mammoth last month. Ms. Barksdale discussed how PSIA-AASI could support housing solutions in Mammoth Lakes and its surrounding communities. She said that she volunteered writing thank you cards for Wild Iris (WI) and announced that WI was currently promoting their coat drive and requested that donations be dropped off at the WI office.

Board Member Tom Hodges reported that the Mammoth Mountain Ski Area (MMSA) would be in full operation starting December 7 and was gearing up ahead of schedule with staffing. Mr. Hodges said that the local housing demand would increase as they added staff. He announced that MMSA had sold more IKON passes than last year and reported on attendance at the Mountain over the Thanksgiving weekend. Mr. Hodges spoke about a citizens' group he participated in that had been formed to look at the preliminary pro formas that had been prepared by Novin Development Group for The Parcel and details of the funding gap. He said he looked forward to seeing the responses to the Request for Qualifications (RFQ) for The Parcel, and said he thought it was possible for the first phase of the Parcel to be completed by fall of 2022.

Board Member Agnes Vianzon reported that she saw an invite on social media from a group of local car campers looking for other people to camp with in order to feel more secure. Ms. Vianzon asked about initiating a safe zone in Mammoth with lighting, facilities and security. She announced that December 3 was Giving Tuesday and said that her non-profit, Eastern Sierra Conservation Corps, had been advertising and would match donations up to a certain level. Ms. Vianzon encouraged others to make donations to non-profits.

Board Member Zoraya Cruz agreed that there was a need for a safe zone for people living in their cars and said that one of her family members had frozen to death in their car a few years ago.

Executive Director Patricia Robertson reported that Inyo Mono Advocates for Community Action (IMACA) was looking at setting up a safe parking lot in Bishop at one of the churches. Ms. Robertson said IMACA had initiated a Memorandum of Understanding (MOU) with the church to allow the parkers to utilize their facilities overnight. She suggested that the Board talk to the Town Council about creating something similar in Mammoth Lakes.

President Kirk Stapp said that the old elementary school site by Hot Creek would be a suitable space for safe overnight parking for car campers. President Stapp said he would speak with the Town Manager about it. He reported that Town Council would be looking at funding sources for housing and discussed utilizing Transient Occupancy Tax funds.

There was discussion between Ms. Robertson and members of the Board.

16. Adjourn to the regular Board meeting scheduled for February 3, 2020

The meeting was adjourned at 7:55 p.m. to the regular rescheduled meeting on February 3, 2020.

Respectfully submitted,



Angela Paisted
Assistant Clerk

Town of Mammoth Lakes



Patricia Robertson
Secretary
Mammoth Lakes Housing